

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – September 02, 2015

There will be a meeting of the Planning Advisory Committee on September 02, 2015 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration**: Meeting Minutes from August 19, 2015

CPC ITEMS:

- 2) **Consideration**: [ZD083-15] Request by THE SAINT CHARLES AVENUE CONDOMINIUMS LLC for a Conditional Use to permit a multiple-family residential structure with a height up to 60 feet in an RM-2A Multiple-Family Residential District, on Square 213, Lots A and B or Lots 1-4 and a portion of Lot 5, in the Fourth Municipal District, bounded by St. Charles Avenue and First, Second and Prytania Streets. The municipal addresses are 2400-2416 SAINT CHARLES AVENUE. (PD 2)
- 3) **Consideration**: [ZD084/15] Request by THE CITY OF NEW ORLEANS for a Conditional Use to permit governmental buildings (a natatorium and a police station), in a RD-2 Two-Family Residential District, on the entirety of Square 21, in the Sixth Municipal District, bounded by Broadway, Edinburgh, Audubon and Olive Streets. The municipal address is 3411 BROADWAY STREET. (PD 4)
- 4) **Consideration**: [ZD085/15] Request by 225 STATE STREET, LLC for a Conditional Use to permit a multiple-family residence in excess of 25,000 square feet in an MS Medical Service District, on Square 4, Lots V, U1, U3, U6, U-7, K1, L1, M1, X1 and J1 or J2, in the Sixth Municipal District, bounded by State, South Front, Alonzo and Tchoupitoulas Streets. The municipal addresses are 201-235 STATE STREET, 5944-5956 TCHOUPITOULAS STREET AND 5947-5977 SOUTH FRONT STREET. (PD 3)
- 5) **Consideration**: [ZD086/15] Request by DOWNMAN PLACE LLC for a Conditional Use to permit the sale of alcoholic beverages at a gas station for off-premise consumption, in a C-1 General Commercial District and an Eastern New Orleans Urban Corridor District overlay, on an undesignated square, Lot E, in the Third Municipal District, bounded by Chef Menteur Highway and Downman, Jourdan and Dwyer Roads. The municipal address is 5855 CHEF MENTUER HIGHWAY. (PD 9)
- 6) **Consideration**: [ZD087/15] Request by VIA LATROBE LLC for a Conditional Use to permit a mixed-use development containing multiple-family residential units and commercial units including a brewery in an LI Light Industrial District, on the entireties

of Squares 143 and 169, in the Third Municipal District, bounded by Montegut, Chartres, Press and Dauphine Streets. The municipal addresses are 2940 AND 2941 ROYAL STREET AND 1 PRESS STREET. (PD 7)

- 7) **Consideration:** [ZD088/15] Request by THE PARKWAY APARTMENTS LLC for an MUPC Mixed-Use Planned Community District in a C-1A General Commercial District, on the entirety of Square 133, in the Sixth Municipal District, bounded by Washington Avenue, Jefferson Davis Parkway, and Erato, South Clark, and Clio Streets. The municipal addresses are 4650 WASHINGTON AVENUE AND 1275 SOUTH JEFFERSON DAVIS PARKWAY. (PD 4)
- 8) **Consideration:** [ZD089/15] Request by THE PARKWAY APARTMENTS LLC for an MUPC Mixed-Use Planned Community District in a C-1A General Commercial District, on the entirety of Square 133, in the Sixth Municipal District, bounded by Washington Avenue, Jefferson Davis Parkway, and Erato, South Clark, and Clio Streets. The municipal addresses are 4650 WASHINGTON AVENUE AND 1275 SOUTH JEFFERSON DAVIS PARKWAY. (PD 4)
- 9) **Consideration:** [ZD090/15] Request by A WOMANS TOUCH PROPERTIES LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at a standard restaurant in a B-1A Neighborhood Business District, on Square 140, Lot B, in the First Municipal District, bounded by Thalia, Constance, Erato, and Magazine Streets. The municipal addresses are 1245 CONSTANCE STREET AND 1001-1005 THALIA STREET. (PD 2)
- 10) **Consideration:** [ZD091/15] Request by INFINITY PETROLEUM LLC for a Conditional Use to permit the expansion of an existing gas station and to allow the sale of alcoholic beverages for off-premises consumption in a C-2 General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 678, Lots R, S, 9, 10 or S, R, C, P, 9, 10 and B Pts. 9 and 10 in the First Municipal District, bounded by Tulane Avenue, South Jefferson Davis Parkway, and D'Hemecourt and South Rendon Streets. The municipal addresses are 3325-3327 TULANE AVENUE. (PD 4)

NON-CPC ITEMS:

- 11) **Consideration:** [15-1400] A request by Nellie Boyle and Steve Gogreve, Sr., for a grant of predial servitude for the proposed encroachment of a wraparound awning on/over the Magazine Street and Soniat Street public rights-of-way, adjacent to 6th M.D., Square 240, Lot B8. The municipal address of the property is 5101 Magazine Street.
- 12) **Consideration:** [15-1401] A request by Badine Land Ltd for a grant of predial servitude for the proposed encroachment of an awning on/over the Iberville Street public right-of-way, adjacent to 2nd M.D., Square 3B, Lot C1. The municipal address of the property is 111 Iberville Street.

13) Consideration: [15-1402] A request by NF II New Orleans, LLC, for a grant of predial servitude for the proposed encroachments of a wraparound awning and outward swinging door on/over the Common Street and O'Keefe Avenue public rights-of-way, adjacent to 1st M.D., Square 265, Lots 18-19. The municipal address of the property is 210 O'Keefe Avenue.

The next Planning Advisory Committee meeting will be held on Wednesday, September 23, 2015 at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
August 27, 2015

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.